



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Proposed Completion of Johnson Ranch II Reorganization, Including Annexation to the City of Lodi and Detachment from Certain Districts (Located West of South Cherokee Lane, 1,287 Feet North of Harney Lane; 995 Feet East of South Stockton Street and Adjacent to Johnson Ranch I on the North)

MEETING DATE: February 5, 1992

PREPARED BY: City Clerk

RECOMMENDED ACTION: That the City Council adopt the attached resolution (see Exhibit A) approving the Johnson Ranch II Reorganization, including annexation to the City of Lodi and detachment from the Woodbridge Fire District and the SJC Resource Conservation District with certain conditions.

BACKGROUND INFORMATION: On November 20, 1991 the City Council adopted Resolution No. 91-209 entitled, "A Resolution of the Lodi City Council for Application to the San Joaquin County Local Agency Formation Commission in the Matter of the Proposed 'Johnson Ranch II Addition' Including the Detachment of Certain Territory Within the Area Proposed for Annexation to the City of Lodi".

Following a public hearing regarding the matter held on January 17, 1992 by the San Joaquin County Local Agency Formation Commission, LAFCO adopted Resolution No. 843 approving the Johnson Ranch II Reorganization (LAFCO 23-91) Including Annexation to the City of Lodi and Detachment from the Woodbridge Fire District and the SJC Resource Conservation District with conditions:

A copy of LAFCO Resolution No. 843 is attached marked Exhibit B.

- a) The Johnson Ranch II Addition is located west of South Cherokee Lane, 1,287 feet north of Harney Lane; 995 feet east of South Stockton Street and adjacent to Johnson Ranch I on the north. It is addressed as 13977 North Cherokee Lane (APN's 062-290-04, 05 and 06) and contains 36 acres, more or less, which includes the adjacent State Route 99 right-of-way.

Earlier the City Council adopted Ordinance No. 1537 which rezoned 13977 North Cherokee Lane R-2, Single-Family Residential as requested by Russ Munson. The rezoning is required by the San Joaquin Local Agency Formation Commission and is the first step in the annexation/reorganization process.

APPROVED _____

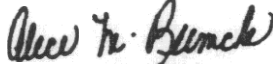
THOMAS A. PETERSON
City Manager



recycled paper

Johnson Ranch II Reorganization
February 5, 1992
Page Two

FUNDING: Application fees.


Alice M. Reimche
City Clerk

AMR/jmp

Attachments

RESOLUTION NO. 643

BEFORE THE LOCAL AGENCY FORMATION COMMISSION OF SAN JOAQUIN
COUNTY RESOLUTION APPROVING THE JOHNSON RANCH II REORGANIZATION
(LAFC 23-91) Including Annexation To The City Of Lodi And
Detachment From The Woodbridge Fire District And The
SJC Resource Conservation District

WHEREAS, the above entitled proposal was initiated by resolution of the City of Lodi. and on December 2. 1991, the Executive Officer certified the application filed for processing in accordance with the Local Government Reorganization Act; and,

WHEREAS. the Commission held a public hearing on the proposed reorganization on January 17, 1992, in the Board of Supervisors Chambers, County Courthouse, pursuant to notice of hearing which was published, posted and mailed in accordance with State law: and.

WHEREAS. at said hearing the Commission heard and received evidence, both oral and documentary, submitted in favor of and in opposition to the proposed reorganization and all persons present were given and opportunity to be heard.

NOW THEREFORE, the Local Agency Formation Commission of San Joaquin County W E S HEREBY RESOLVE. DETERMINE. AND ORDER as follows:

Section 1. The Negative Declaration adopted by the City of Lodi, as lead agency, was reviewed and considered.

Section 2. The above entitled reorganization is approved subject to the terms and conditions contained herein.

Section 3. The boundaries are hereby approved as submitted. said boundaries being set forth in Exhibit A.

Section 4. The affected territory is uninhabited.

Section 5. The City of Lodi is designated as the conducting authority and the City Council is authorized to complete proceedings for uninhabited reorganization, without notice and hearing. in accordance with Section 57002 (c) of the Government Code.

Section 6. The Executive Officer is hereby authorized and directed to mail and file Certified copies of this resolution as required by Section 56853 of the Government Code.

PASSED AND ADOPTED this 17th day of January 1992, by the following vote:

AYES: Commissioners Ennis, Simas, Nelson and Chair Darrah

NOES: None

ABSTAIN: Commissioner Barber

ABSENT: Commissioner Wilhoit

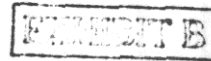
THE FOREGOING IS A CORRECT COPY OF
THE ORIGINAL ON FILE WITH THIS OFFICE

GEORGE F. SCOTT
EXECUTIVE OFFICER

By: A Sanchez
COMMISSION CLERK

Date: 1-21-92

for Gerald Scott
Joan Darrah, Chair
Local Agency Formation Commission
of San Joaquin County



RESOLUTION NO. a43

BEFORE THE LOCAL AGENCY FORMATION COMMISSION OF SAN JOAQUIN
COUNTY RESOLUTION APPROVING THE JOHNSON RANCH II REORGANIZATION
(LAFC 23-91) Including Annexation To The City Of Lodi And
Detachment From The Woodbridge Fire District And The
SJC Resource Conservation District

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WHEREAS, the Commission held a public hearing on the proposed reorganization on January 17, 1992. in the Board of Supervisors Chambers. County Courthouse, pursuant to notice of hearing which was published. posted and mailed in accordance with State law; and.

WHEREAS. at said hearing the Commission heard and received evidence. both oral and documentary, submitted in favor of and in opposition to the proposed reorganization and all persons present were given and opportunity to be heard.

NOW THEREFORE. the Local Agency Formation Commission of San Joaquin County DOES HEREBY RESOLVE, DETERMINE. AND ORDER as follows:

Section 1. The Negative Declaration adopted by the City of Lodi. as lead agency, was reviewed and considered.

Section 2. The above entitled reorganization is approved subject to the terms and conditions contained herein.

Section 3. The boundaries are hereby approved as submitted, said boundaries being set forth in Exhibit A.

Section 4. The affected territory is uninhabited.

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Section 5. The Executive Officer is hereby authorized and directed to mail and file certified copies of this resolution as required by Section 56853 of the Government Code.

Resolution No. 843

page 2

PASSED AND ADOPTED this 17th day of January 1992, by the following vote:

AYES: Commissioners Ennis, Simas, Nelson and Chair Darrah

NOES: None

ABSTAIN: Commissioner Barber

ABSENT: Commissioner Wilhoit

THE FOREGOING IS A COPIED COPY OF
THE ORIGINAL OF FILED IN THIS OFFICE

GEORGE F. SCOTT
EXECUTIVE OFFICER

By: A. Sanchez
COMMISSION CLERK

Date: 1-21-92

for Joan Darrah
Joan Darrah, Chair
Local Agency Formation Commission
of San Joaquin County

EXHIBIT A

December 19, 1991

JOHNSON RANCH II ANNEXATION
TO THE CITY OF LODI
San Joaquin County, California

A portion of the Southeast quarter of Section 13, Township 3 North, Range 6 East, and a portion of the Southwest quarter of Section 18, Township 3 North, Range 7 East, Mount Diablo Base and Meridian, more particularly described as follows:

Beginning at the northwest corner of that certain 10.00 acre parcel shown on Record of Survey, filed in Book of Surveys, Volume 28, page 184, San Joaquin County Records, said corner being a point on the Lodi City Limit line, bearing South $0^{\circ}41'12''$ East, 528.00 feet and South $86^{\circ}56'00''$ West, 1650.00 feet from the northeast corner of said Southeast quarter of Section 13; thence leaving said City Limit line, South $0^{\circ}40'35''$ East along the west line of said 10.00 acre parcel and along the west line of the 9.72 acre parcel shown on said Record of Survey, 832.16 feet to the southwest corner of said 9.72 acre parcel; thence North $87^{\circ}22'20''$ East along the south line of said 9.72 acre parcel and its easterly production, 1650.00 feet to the east line of said Southeast quarter of Section 13; thence continue North $87^{\circ}22'20''$ East, 125 feet, more or less, to the easterly line of State Highway No. 99; thence northerly along said easterly line, 925 feet, more or less, to intersection with said City Limit line; thence along said City Limit line the following two (2) courses: (1) westerly, 475 feet, more or less, to said east line of Southeast quarter of Section 13, and (2) South $86^{\circ}56'00''$ West, 1650.00 feet to the point of beginning.

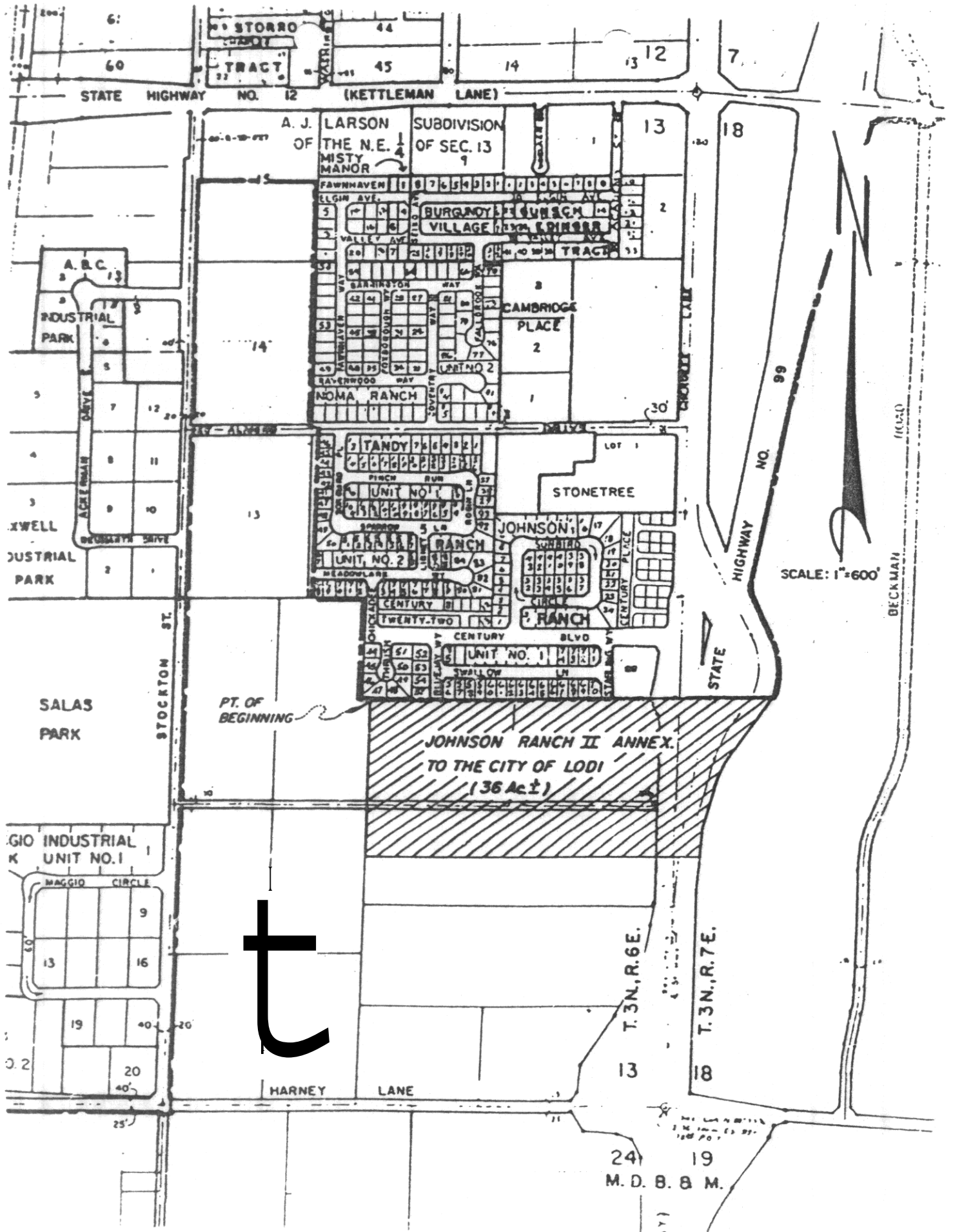
Containing 36 acres, more or less.

RECOMMENDED APPROVAL AS TO DESCRIPTION BY:

Robert Dehramal
Chief Deputy County Surveyor

APPROVED BY:

Henry M. Hirata
County Surveyor



RESOLUTION NO. 92-15

=====

A RESOLUTION OF THE LODI CITY COUNCIL
ORDERING THE JOHNSON RANCH II REORGANIZATION (LAFC 23-91) WITHOUT
NOTICE AND HEARING, INCLUDING ANNEXATION TO THE CITY OF LODI, AND
DETACHMENT FROM THE WOODBRIDGE FIRE DISTRICT
AND THE SJC RESOURCE CONSERVATION DISTRICT.

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IN THE MATTER OF THE JOHNSON RANCH II)	RESOLUTION MAKING
REORGANIZATION (LAFC 23-91) INCLUDING)	DETERMINATIONS AND
ANNEXATION TO THE CITY OF LODI, AND)	ORDERING REORGANIZATION
DETACHMENT FROM THE WOODBRIDGE)	WITHOUT NOTICE AND
FIRE DISTRICT AND THE SJC RESOURCE)	HEARING
CONSERVATION DISTRICT.)	

=====

Section 1. RESOLVED, BY THE CITY COUNCIL OF THE CITY OF LODI that
it determines:

- a) Preliminary proceedings for the annexation of certain described territory to the City of Lodi and detachment from the Woodbridge Fire District and the SJC Resource Conservation District were initiated by the filing of the City of Lodi's Resolution No. 91-209 with the Local Agency Formation Commission in the County of San Joaquin, proposing annexation of approximately 36 acres of property, pursuant to the requirements of the Local Government Reorganization Act.
- b) Thereafter, appropriate proceedings were conducted by said Local Agency Formation Commission, and said Commission on January 17, 1992 adopted Resolution 843 approving the proposed annexation, subject to the terms and conditions set forth within the subject resolution.
- c) Resolution No. 843 of the Local Agency Formation Commission approving the proposed annexation also authorized the City of Lodi to complete proceedings for uninhabited reorganization without notice and hearing as the designated conducting agency in accordance with Section 57002(c) of the Government Code.

■

Section 2 BE IT FURTHER RESOLVED, BY THE LODI CITY COUNCIL:

- a) That the proposal for annexation is ORDERED in accordance with Section 57002(c) of the Government Code of the State of California, to wit:
1. Johnson Ranch II (contiguous) annexation to the City of Lodi.
 2. Detachment of Johnson Ranch II from the Woodbridge Fire District and the SJC Resource Conservation District.
 3. A description of said territory is attached hereto (Exhibit A) and made a part hereof, as though set out in full.

Dated: February 5, 1992

=====

I hereby certify that Resolution No. 92-15 was passed and adopted by the City Council of the City of Lodi in a regular meeting held February 5, 1992 by the following vote:

Ayes: Council Members - Hinchman, Pennino, Sieglock, Snider
and Pinkerton (Mayor)

Noes: Council Members - None

Absent: Council Members - None

Alice M. Reimche
Alice M. Reimche *City Clerk*
City Clerk

RES9215/TXTA.02J

92-15

EXHIBIT A

December 19, 1991

JOHNSON RANCH II ANNEXATION TO THE CITY OF LODI San Joaquin County, California

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Containing 36 acres, more or less.

RECOMMENDED APPROVAL AS TO DESCRIPTION BY:

Robert Dehman

Chief Deputy County Surveyor

APPROVED BY

Denny M. Horata
County Surveyor

February 5, 1992

To the Lodi City council

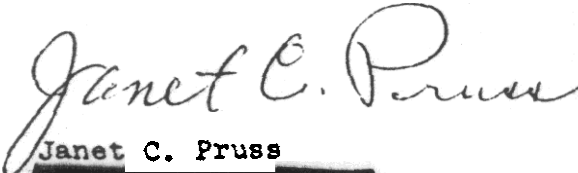

Re: City Council agenda of Feb. 5, 1992

My concern is on items of the Consent calendar appearing as Res. Nos. 92-15. 92-16 and 92-17 (numbers 3, 4 and 5).

I wish to reinforce my objections to the negative declarations being all lumped together (10 in total) and to which I spoke at the November 6, 1991 Council Meeting. My objections were and still are that so many negative declarations at one time cannot possibly show the true conditions which will only be known after each successive development is completed and occupied. Staff has often stated that plans as submitted may be changed many times.

I refer to conditions such as traffic. noise. air pollution. water needs, crime, school impacts. fire, police. library, sewer and other public services. The quality of life in an agricultural community can never be mitigated when prime farm land is taken for development.

I respectfully request that this letter be made a part of the permanent minutes of this meeting.


Janet C. Pruss


CITY COUNCIL

JAMES W. PINKERTON, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
DAVID M. HINCHMAN
JACK A. SIEGLOCK
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
BOB McNATT
City Attorney

February 6, 1992

Mr. Gerald E. Scott
Executive Officer
Local Agency Formation Commission
County Courthouse. Room 153
222 East Weber Avenue
Stockton, CA 95202

Re: Johnson Ranch II Reorganization (LAFCO 23-91) Including Annexation
to the City of Lodi and Detachment from the Woodbridge Fire
District and the SJC Resource Conservation District

Dear Mr. Scott:

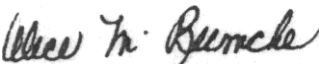
Pursuant to the Commission's Resolution No. 843, the Lodi City Council,
in action taken at its February 5, 1992 regular City Council Meeting,
adopted Resolution No. 92-15 ordering the Johnson Ranch II
Reorganization, (LAFCO 23-91) without notice and hearing, including
annexation to the City of Lodi and detachment from the Woodbridge Fire
District and the SJC Resource Conservation District.

The City of Lodi issued and filed herewith. pursuant to your January
17, 1992 letter, a check in the amount of \$250.00 payable to the State
Board of Equalization covering the filing fee.

Also, enclosed herewith please find six certified copies of the
heretofore mentioned Resolution No. 92-15.

Should you have any questions, please do not hesitate to call this
office.

Very truly yours,


Alice H. Reimche
City Clerk

ANNEX.12/TXTA.02J/ANNEX

06668

FARMERS & MERCHANTS BANK OF CENTRAL CALIFORNIA—LODI, CALIFORNIA 95241

CITY COUNCIL

JAMES W. PINKERTON, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
DAVID M. HINCHMAN
JACK A. SIEGLOCK
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
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(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager

ALICE M. REIMCHE
City Clerk

BOB McNATT
City Attorney

March 2, 1932

RE: Johnson Ranch Addition (LAFCO 23-91), including annexation to City of Lodi and detachment from the Woodbridge Fire District and the SJC Resource Conservation District


Gentlemen :

Please be advised that the above entitled reorganization and detachment have been completed and the LAFCO's Certificate of Completion was recorded with the San Joaquin County Recorder on February 19, 1992 as Instrument No. 920018420. The jurisdictional change is complete and effective as of the date of recording.

Said reorganization and detachment were ordered by Resolution No. 92-15 of the Lodi City Council adopted February 5, 1992. A certified copy of said Resolution and the map delineating the boundaries of the subject area are enclosed.

Should you have any questions regarding this matter, please do not hesitate to call this office.

Very truly yours,


Alice M. Reimche
City Clerk

AMR/jmp

Enclosure

RESOLUTION NO. 92-15

=====

A RESOLUTION OF THE LODI CITY COUNCIL
ORDERING THE JOHNSON RANCH II REORGANIZATION (LAFC 23-91) WITHOUT
NOTICE AND HEARING, INCLUDING ANNEXATION TO THE CITY OF LODI, AND
DETACHMENT FROM THE WOODBRIDGE FIRE DISTRICT
AND THE SJC RESOURCE CONSERVATION DISTRICT.

=====

IN THE HATTER OF THE JOHNSON RANCH II)	RESOLUTION MAKING
REORGANIZATION (LAFC 23-91) INCLUDING)	DETERMINATIONS AND
ANNEXATION TO THE CITY OF LODI. AND)	ORDERING REORGANIZATION
DETACHMENT FROM THE WOODBRIDGE)	WITHOUT NOTICE AND
FIRE DISTRICT AND THE SJC RESOURCE)	HEARING
CONSERVATION DISTRICT.)	

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Section 2. BE IT FURTHER RESOLVED, BY THE LODI CITY COUNCIL:

- a) That the proposal for annexation is ORDERED in accordance with Section 57002(c) of the Government Code of the State of California, to wit:
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 2. Detachment of Johnson Ranch II from the Woodbridge Fire District and the SJC Resource Conservation District.
 3. A description of said territory is attached hereto (Exhibit A) and made a part hereof, as though set out in full.

Dated: February 5, 1992

=====

I hereby certify that Resolution No. 92-15 was passed and adopted by the City Council of the City of Lodi in a regular meeting held February 5, 1992 by the following vote:

Ayes: Council Members - Hinchman, Pennino, Sieglock, Snider
and Pinkerton (Mayor)

Noes: Council Members - None

Absent: Council Members - None

Alice M. Reimche
Alice M. Reimche *by pmp*
City Clerk

EXHIBIT A

December 19, 1991

JOHNSON RANCH 11 ANNEXATION
TO THE CITY OF LODI
San Joaquin County, California

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Containing 36 acres, more or less.

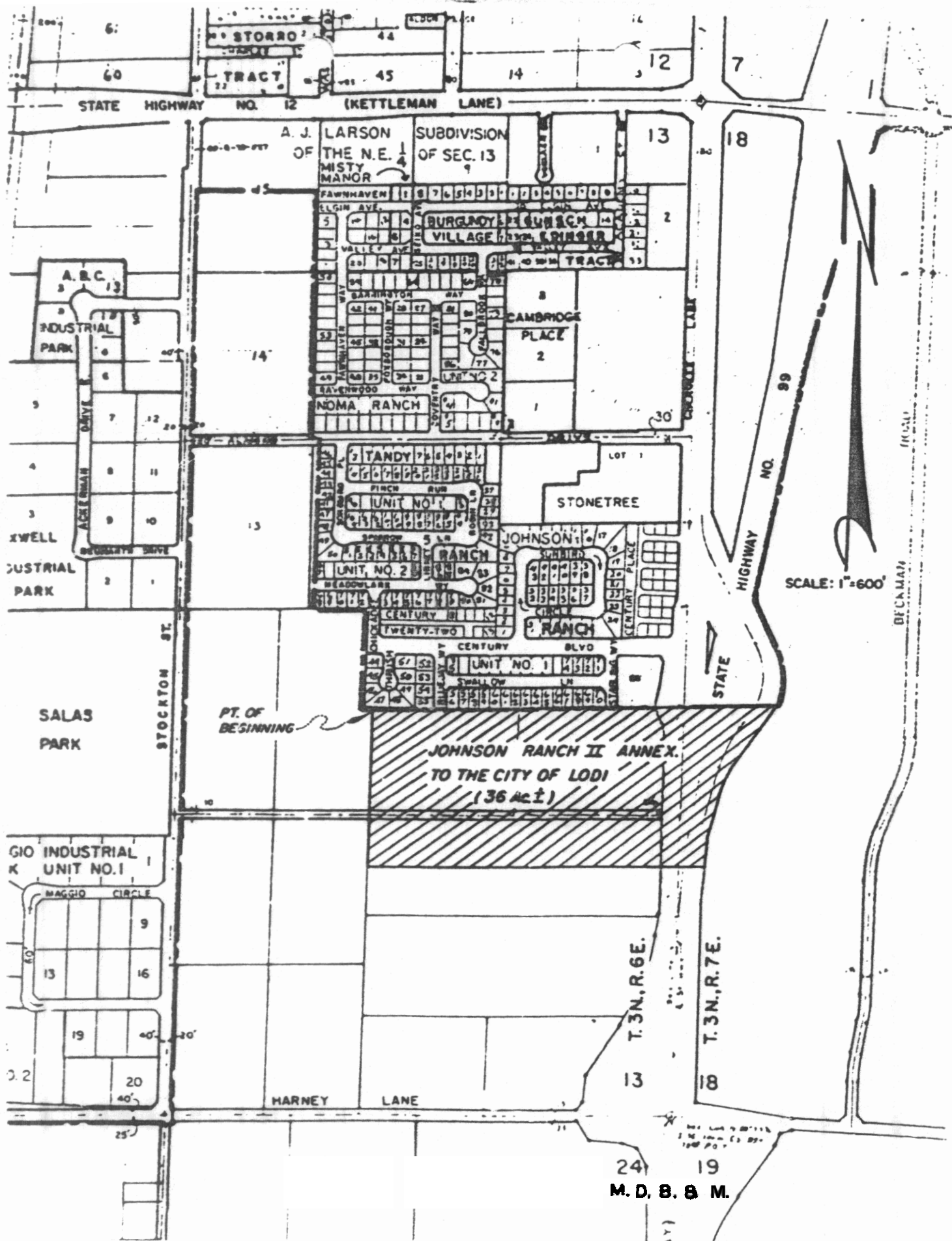
RECOMMENDED APPROVAL AS TO DESCRIPTION BY:

Robert Dehramak

Chief Deputy County Surveyor

APPROVED BY:

Henry M. Hirata
County Surveyor



San Joaquin **County** Assessor
306 East Main Street
Stockton, CA 95202

Sanitary City Disposal **Company**
✓ 1102 North Cluff Avenue
Lodi, CA 95240

State of California
✓ ~~Department~~ of Transportation
PO Box 2048
Stockton, CA 95201

Superintendent
✓ ~~Lodi~~ Unified School District
815 West Lockeford Street
Lodi, CA 95240

Northern San **Joaquin** County
✓ Mosquito Abatement District
200 North **Beckman** Road
Lodi, CA 95240

San **Joaquin** County Election **Department**
✓ PO Box 810
Stockton, CA 95201

✓ ~~Sacramento~~-San Joaquin Drainage District
1416 - 9th Street, **Room** 335
Sacramento, CA 95814

✓ State Department of Alcoholic
Beverage Control
31 East Channel
Stockton, CA

California State Alcoholic
Beverage Control
1901 Broadway
Sacramento, CA

✓ ~~Local~~ Tax Unit
State Board of **Equalization**
P.O. Box 942879
Sacramento, CA 95808

✓ **Supervisor** Public Protection
Insurance Services Office
550 California Street
San Francisco, CA 94204

✓ Pacific Gas and Electric **Company**
12 West Pine Street
Lodi, CA 95240

✓ Controller
✓ **State of California**
Sacramento. CA 95805

San Joaquin County Planning Department
✓ **P.O.** Box 1810
Stockton, CA 95201

Director of Public Works
San Joaquin County
✓ **P.O.** Box 1810
Stockton, CA 95202

✓ **Auditor-Controller**
✓ **San Joaquin County**
222 East Yeber Avenue
Stockton, CA 95202

✓ **San Joaquin County Clerk**
222 East **Weber, Room 303**
Stockton, CA 95201

Woodbridge Rural County
✓ **Fire Protection District**
PO Box 186
Woodbridge, CA 95258

District Health Officer
✓ **San Joaquin Local Health District**
P.O. Box 2009
Stockton, CA 95201

San Joaquin County
✓ **Air Pollution Control board**
1601 East Hazelton Avenue
Stockton, CA

✓ **S. J. County Sheriff's Department**
222 East Weber Avenue
Stockton. CA

✓ **San Joaquin County Flood Control**
✓ **and Water Conservation District**
1810 East Hazelton Avenue
Stockton. CA

✓ **Fire District which is affected**
✓ **and Fire Chief in rural area**
affected

1 copy of resolution and 1 map

{County Assessor

1 copy of resolution and 1 map

✓ Scavenger service Involved in area

1 copy of resolution and 1 map (State law has ~~it~~ controlled so that if a property owner in the area is presently contracting with a Scavenger service the City cannot take over for 5 years)

Pacific Gas & Electric
12 West Pine Street
Lodi, CA 95240

4 copies of the ~~map~~ and 1 copy of the resolution

Letter to all property owners in the annexation

✓ J. J. Fischer
State of California
~~Department~~ of Transportation
P.O. Box 2048
Stockton, CA 95201

3 each ~~map~~, description and one copy of resolution

✓ ~~Growth~~ Manager
Main Post Office
4245 West Lane
Stockton, CA 95208-9607

✓ ~~County~~ Clerk

1 copy of ~~resolution~~ and 2 maps

✓ ~~Election~~ Department

1 copy of resolution and 1 map which has proposed block numbering. etc., on ~~it~~; also advise how many residents are presently in the area and how many of these are now registered voters.

✓ ~~County~~ of San Joaquin
~~Director~~ of Public Works

1 copy of resolution and 1 map

✓ ~~County~~ Auditor

1 copy of resolution and 1 map

✓ ~~Local Tax Unit~~
~~Dept.~~ of Business Taxes
P.O. Box 942079
Sacramento, CA 94279-0001

2 maps (DO NOT DUPLEX), ~~showing~~ the proposed street numbering; or ~~two lists~~ of all streets with inclusive number; in either case, the streets must be delineated on the maps. If the territory is undeveloped, a statement to that effect should be placed ~~on~~ the map. The maps should clearly define the existing city limits and the area which has been annexed. If the annexation ~~map~~ does not show adjacent city streets, then a locator ~~map~~ should also be provided. Also, when the city and county are using different block numbering systems for the same area, they should be provided with both. Advise principal uses in the area, and what businesses exist now, giving names and addresses. Do not run back to back, mark "undeveloped" if street numbers are not in.

County Planning Department

1 copy of resolution and 1 ~~map~~

State Department of Alcoholic
Beverage Control

1 copy of resolution and 1 map.
Advise how many dwelling units, present
use of land, and population in the area at
present.

✓ S. J. County Sheriff's Department

1 copy of Resolution and 1 of map,
advising this area is now the
responsibility of Lodi Fire Department

✓ SJC Resource Conservation District
1222 Monaco Ct. 123
Stockton, CA 95207

✓ Russ Munson
c/o Vernen Construction
2101 E. Fremont
Stockton, CA 95205

■
Jack Ronsko
Public Works Director

Dixon Flynn
Finance Director

Larry Hughes
Fire Chief

Kathleen Andrade
Librarian

James B. Schroeder
Community Development Director

Floyd Williams
Police Chief

Ron Williamson
Parks and Recreation Director

Henry Rice
Electric Utility Director

Police Department
Attention: Services Division Commander